



Planning & Zoning Department

**City of Kuna**  
 P.O. Box 13  
 Kuna, Idaho 83634  
 Phone: (208) 922-5274  
 Fax: (208) 922-5989  
 www.kunacity.id.gov

## Agency Notification

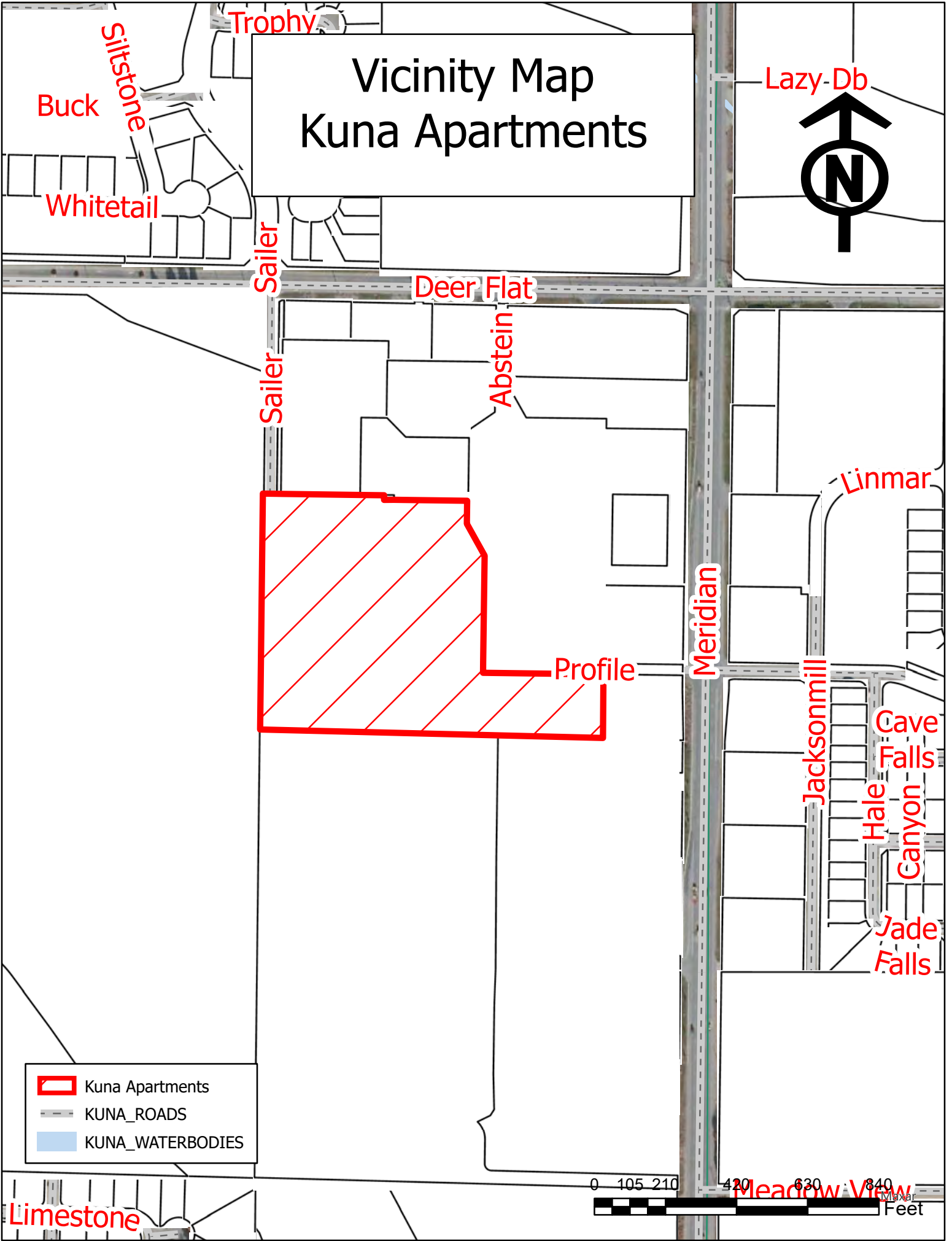
May 4, 2022




Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

<b>File Numbers &amp; Case Name:</b>	22-01-CPM (FLUM Amendment) & 22-03-ZC (Rezone) and 22-02-S (Preliminary Plat) – <i>Kuna Apartments Subdivision.</i>
<b>Project Description</b>	Mark Hampton, requests approval to Amend the Future Land Use Map (FLUM) from Commercial to High Density Residential (HDR), and to Rezone a combined approx. 8.93 total acres from R-6 (Medium Density Residential) and C-1 (Neighborhood Commercial) TO R-20 (HDR); and approx. 2.88 ac. from R-6 to the C-1 zone; and requests Preliminary Plat approval to subdivide the same lands into 2 buildable lots. The site is located in Section 24, Township 2 North, Range 1 West (Parcel number; S1324110095).
<b>Site Location</b>	Near the SEC of Sailer Place and Deer Flat Rd., Kuna, ID 83634.
<b>Applicant</b>	<b>Mark Hampton / Kevin Peay</b> 11716 S 700 E Draper, UT 84020 801.676.7625 / 801.897.3456 <a href="mailto:mark@rimrock.us">mark@rimrock.us</a> ; <a href="mailto:kcpcorp6@gmail.com">kcpcorp6@gmail.com</a>
<b>Representative</b>	<b>Riley Jarrett</b> Jarrett Architecture 2701 N Thanksgiving Way, Ste. 100 Lehi, UT, 84043 801.901.0506 <a href="mailto:riley@jarrettarchitecture.com">riley@jarrettarchitecture.com</a>
<b>Tentative Public Hearing Date</b>	P and Z Commission: On Tuesday, <b>October 11, 2022</b> ( <i>Tentative</i> ) 6:00 PM Council Chambers at Kuna City Hall, 751 W. 4 <sup>th</sup> Street, Kuna, ID 83634
<b>Staff Contact</b>	Troy Behunin, Senior Planner Kuna Planning and Zoning Department 208.922.5274 <a href="mailto:TBehunin@kunaid.gov">TBehunin@kunaid.gov</a>

Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comment's please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project.*

# Vicinity Map Kuna Apartments



-  Kuna Apartments
-  KUNA\_ROADS
-  KUNA\_WATERBODIES

0 105 210 420 630 840 Feet



# Planning & Zoning Application Coversheet

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)



**\*\*Office Use Only\*\***

File No.(s): 22-01-CPM, 22-03-ZC, 22-02-S & 22-28-DR

Project Name: Kuna Apartments

Date Received: 05.10.2022

Date Accepted as Complete: 6.14.2022

Type of review requested (check all that apply):

<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Appeal
<input checked="" type="checkbox"/>	Comp. Plan Map Amendment	<input type="checkbox"/>	Combination Pre & Final Plat
<input type="checkbox"/>	Design Review	<input type="checkbox"/>	Development Agreement
<input type="checkbox"/>	Final Planned Unit Development	<input type="checkbox"/>	Final Plat
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Ordinance Amendment	<input type="checkbox"/>	Planned Unit Development
<input checked="" type="checkbox"/>	Preliminary Plat	<input checked="" type="checkbox"/>	Rezone
<input type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Temporary Business
<input type="checkbox"/>	Vacation	<input type="checkbox"/>	Variance

**Owner of Record**

Name: CJM Limited Liability Limited Partnership

Address: N Sailer Ave, Kuna, ID 83634

rep Phone: 801.860.6275 Email: Mark@rimrock.us

**Applicant (Developer) Information**

Name: Mark Hampton, Kevin Peay

Address: 11716 S 700 E, Draper, UT 84020

Phone: 801.676.7625 or 801.897.3456 Email: mark@rimrock.us; kcpcorp6@gmail.com

**Engineer/Representative Information**

Name: Jarrett Architecture

Address: 2701 N Thanksgiving Way, Suite 100, Lehi, UT 84043

Phone: 801.901.0506 Email: riley@jarrettarchitecture.com

**Subject Property Information**

Site Address: N Sailer Ave, Kuna, ID 83634

Nearest Major Cross Streets: E Deer Flat, N Meridian

Parcel No.(s): S1324110095

Section, Township, Range: 2N1W24

Property Size: 13.39

Current Land Use: Vacant Proposed Land Use: Multi-Family

Current Zoning: R-6 Proposed Zoning: R-20

**Project Description**

Project Name: Kuna Apartments

General Description of Project: Rezone of 10.52 acres and preliminary plat of 192 apartment units.

Type of proposed use (check all that apply and provide specific density/zoning):

Residential: R-2 R-4 R-6 R-8 R-12  R-20  Commercial: C-1 C-2 C-3  CBD  
 Office  Industrial: M-1 M-2  Other: \_\_\_\_\_

Type(s) of amenities provided with development: Clubhouse with fitness room and theater / entertainment area. Outdoor pool and park area.

**Residential Project Summary (If Applicable)**

Are there existing buildings? YES  NO

If YES, please describe: \_\_\_\_\_

Will any existing buildings remain? YES NO

No. of Residential Units: \_\_\_\_\_ No. of Building Lots: \_\_\_\_\_

No. of Common Lots: \_\_\_\_\_ No. of Other Lots: \_\_\_\_\_

Type of dwelling(s) proposed (check all that apply):

Single-Family  Townhomes  Duplexes  Multi-Family  
 Other: \_\_\_\_\_

Minimum square footage of structure(s): 2,500 sf clubhouse, 32,965 sf apartment buildings

Gross Density (Dwelling Units ÷ Total Acreage): 192 / 10.52 = 18.25

Net Density (Dwelling Units ÷ Total Acreage not including Roads): 192 / 9.73 = 19.73



Percentage of Open Space provided: 32.8% Acreage of Open Space: 3.45 ac.  
Type of Open Space provided (i.e. public, common, landscaping): common / landscaping

**Non-Residential Project Summary (If Applicable)**

Number of building lots: 1 (10.52 ac R-20) Other lots: 1 (2.87 ac C-1)  
Gross floor area square footage: 233,220 sf Existing (if applicable): 0  
Building height: ~38' Hours of Operation: \_\_\_\_\_  
Total No. of Employees: \_\_\_\_\_ Max No. of Employees at one time: \_\_\_\_\_  
No. of and ages of students: \_\_\_\_\_ Seating capacity: \_\_\_\_\_

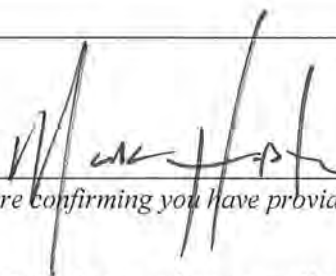
**Proposed Parking**

ADA accessible spaces: 12 Dimensions: 9' x 20'  
Regular parking spaces: 504 Dimensions: 9' x 20'  
Width of driveway aisle: 26'  
Proposed lighting: Down light pole lighting at 250' o.c.

Is lighting "Dark Sky" compliant?  YES  NO

Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.):

Common landscaping shrub and turf around the apartment buildings  
and through out the parking lots and around the clubhouse.

Applicant Signature:  Date: 5/6/2022  
*By signing, you are confirming you have provided all required items listed on this application.*

**Upon completion of this form, please email to [pzapplications@kunaid.gov](mailto:pzapplications@kunaid.gov). A link will be provided for application attachments to be uploaded to the cloud.**



# Comprehensive Plan Amendment Application

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)



A Comprehensive Plan Amendment requires Public Hearings with both the Planning & Zoning Commission and City Council. Public Hearing signs will be required to be posted by the applicant for both meetings; sign posting regulations can be found in Kuna City Code 5-1A-8.

<b>**Office Use Only**</b>	
Case No(s):	22-01-CPM, 22-03-ZC, 22-02-S
Project Name:	Kuna Apartments
Date of Pre-Application Meeting:	
Date Received:	05.10.2022
Date Accepted as Complete:	

**Application shall contain one (1) copy of the following (digital documents preferred):**

- Complete Planning & Zoning Application Coversheet
- Complete Comprehensive Plan Amendment Application (*It is the Applicant's responsibility to use the most current application.*)
- Detailed narrative or justification for the application with the following: Definition of the change request; property information; the condition or situation which warrants a change being made to the plan; the public's need for and benefits of the change; documentation that no other solutions to the problem (by current policy of the plan) are possible or reasonable; development intentions; and address how the proposed amendment provides an improved guide to future growth and development of the city.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the property; surrounding street names; and name(s) of surrounding subdivisions.
- The Comprehensive Plan Text to be Amended: underline/strikethrough proposed changes.
- Legal Description of Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (*One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.*)
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the Applicant/Agent.

*This application shall not be considered complete (nor will a Public Hearing be scheduled) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled hearing date, fees due, and any additional items via a Letter of Completeness.*

Applicant Signature:  Date: \_\_\_\_\_

*By signing, you are confirming you have provided all required items listed on this application.*





# Rezone Application

PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)



**Rezoning requires Public Hearings with both the Planning & Zoning Commission and City Council. Public Hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available.**

**\*\*Office Use Only\*\***

Case No(s).: 22-01-CPM, 22-03-ZC, 22-02-S

Project Name: Kuna Apartments

Date of Pre-Application Meeting: 05.10.2022

Date Received: 05.10.2022

Date Accepted as Complete: \_\_\_\_\_

**Application shall contain one (1) copy of the following (digital documents preferred):**

- Complete Planning & Zoning Application Coversheet.
- Complete Rezone Application.
- Detailed narrative or justification for the application, describing the reasons for the proposed Rezone.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Legal Description of Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Development Agreement & complete Development Agreement Application (if applicable).
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the Applicant/Agent.

*This application shall not be considered complete (nor will a Public Hearing be scheduled) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled hearing date, fees due, and any additional items via a Letter of Completeness.*

**Information to Note:**

The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee (KCC 5-1A-2C).

Complete applications shall be reviewed within sixty (60) days of date of acceptance (KCC 5-1A-5A).

Applicant Signature:  Date: \_\_\_\_\_

*By signing, you are confirming you have provided all required items listed on this application.*



# Preliminary Plat Application



PO Box 13 | 751 W 4<sup>th</sup> Street | Kuna, ID 83634  
(208) 922-5274 | [www.KunaCity.ID.gov](http://www.KunaCity.ID.gov)

**Preliminary Plats require public hearings with both the Planning & Zoning Commission and City Council. Public Hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online.**

<b>**Office Use Only**</b>	
Case No(s):	<u>22-01-CPM, 22-03-ZC, 22-02-S</u>
Project Name:	<u>Kuna Apartments</u>
Date of Pre-Application Meeting:	_____
Date Received:	<u>05.10.2022</u>
Date Accepted as Complete:	_____

**Application shall contain one (1) copy of the following (digital documents preferred):**

- Complete Planning & Zoning Application Coversheet
- Complete Preliminary Plat Application
- Detailed narrative or justification for the application, describing the project, design elements, serviceability, amenities, and how the project complies with the requirements found within Kuna City Code.
- Vicinity Map 8.5" x 11": Drawn to scale of 1" = 300' (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Legal Description of Preliminary Plat Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. *(One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)*
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.
- A letter or email from the Ada County Engineer showing the subdivision name reservation. *(A name change needs to be submitted and approved by the Planning & Zoning Director & Ada County Engineer.)*
- Preliminary Plat (24" x 36"): Drawn to a scale of 1" = 100' (or similar), showing
  - Topography at 2' intervals
  - Land uses (location, layout, types & dimensions) of Residential, Commercial & Industrial
  - Street right-of-way (ROW) including dimensions of ROW dedication for all roadways, street sections, improvements, etc.
  - Easements/common space such as utility easements, parks, community spaces, etc.
  - Layout & dimensions of lots
  - Improvements drawing showing water, sewer, drainage, electricity, irrigation, telephone, gas, proposed street lighting, proposed street names, fire hydrant placement, storm water disposal, underground utilities, and sidewalks.
- Preliminary Plat (8.5" x 11"): Drawn to a scale of 1" = 100' (or similar), with the same items as listed in the "Preliminary Plat".



- Phasing Plan
- Landscape Plan for subdivision entrances, buffers, common areas, etc.
- Homeowners Maintenance Agreement for the care of landscaped common areas.

**IF THE PRELIMINARY PLAT INCLUDES 100 LOTS OR MORE,  
A TRAFFIC IMPACT STUDY IS REQUIRED.**

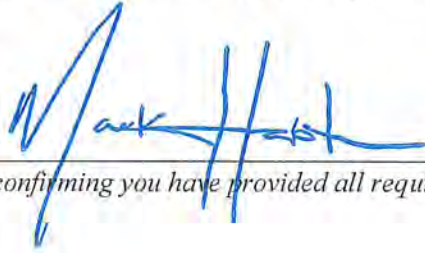
*This application shall not be considered complete (nor will a Public Hearing be scheduled) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled hearing date, fees due, and any additional items via a Letter of Completeness.*

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Complete applications shall be reviewed within sixty (60) days of date of acceptance (KCC 5-1A-5A).

Applicant Signature: \_\_\_\_\_



Date: \_\_\_\_\_

5-6-22

*By signing, you are confirming you have provided all required items listed on this application.*

Kuna Apartments LLC

CJM Limited Liability LP

**City of Kuna**

To Whom it may concern,

Kuna Apartments LLC and CJM LLLP are proposing the following changes to 10.5 acres of property located at approximately N. Sailer Ave. and E. Deer Flat Rd, Kuna.

- Comprehensive Plan Map Change
- Future Land Use Map Change
- Re-zone
- Preliminary Plat

We are proposing a change to the Comprehensive Plan Map, Future Land Use map and a Re-zone of the 10.5 acres of property located behind the Ridley's Family Market, from Commercial to Multifamily.

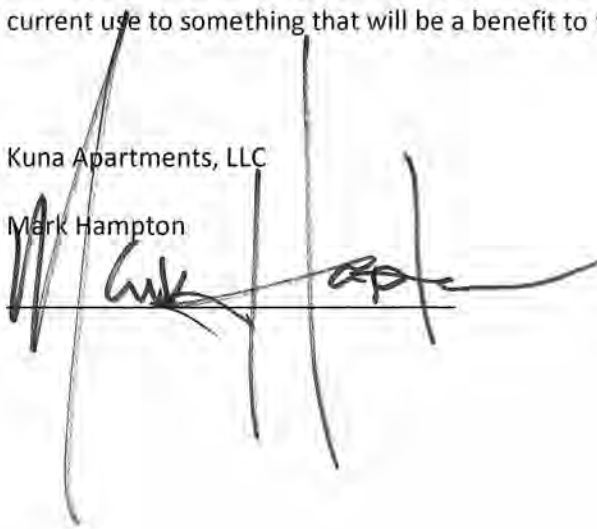
The current owners have developed the 33 acres on the southwest corner of State Highway 69 and Deer Flat Road for the past ten years. During that time, they have continued to market the 10.5-acre subject property for commercial use. Because of the location of the property directly behind existing commercial uses, the continued development of the commercial land north and south of the subject property, and the lack of exposure and frontage to major roadways, make this property unviable for any commercial use.

However, residential demand and housing needs continue to grow in the surrounding area. With a real need in the area for multifamily housing, we feel like this property's highest and best use would be to change the comprehensive plan and future land use map to a zone that would allow for a dense residential use.

Thank you for considering our proposal and hope that you will give us the support in modifying the current use to something that will be a benefit to the community and the surrounding businesses.

Kuna Apartments, LLC

Mark Hampton

A large, stylized handwritten signature in black ink, appearing to read 'Mark Hampton', is written over a horizontal line. The signature is somewhat abstract and overlaps the text 'Mark Hampton' and 'Kuna Apartments, LLC'.



CJM Limited Liability LP  
145 South Plummer Way  
Star, Idaho 83669

City of Kuna  
Via email to: tbehunin@kunaid.gov

To Whom it May Concern,

CJM LLLP has owned and been actively involved in developing the approximately 33 acres on the south west corner of State Highway 69 and Deer Flat Road for the past ten years. During that time, we have successfully been able to develop over 100,000 square feet of productive retail commercial business in this area bringing additional services and conveniences to the Kuna community. All the while, we have also had commercial brokers actively trying to find a commercial use for the back acreage behind the commercial area along the frontages of both roads but have not been successful doing this.

Since CJM started their development with the building of the Ridley's Supermarket, Ace Hardware and McDonalds soon thereafter, there has been a large increase in the availability of commercial developments in this area including a similar size development immediately across to the East of our property on the other side of highway 69, the entire area directly south of us and more commercial efforts to the north and south of our development. Even though the residential population in the area has also continued to grow, the rapid increase of available commercial developments reduces the chances of areas without prime highway or main intersection visibility of ever being viable commercially.

Unfortunately, even pursuing every possible interest there has been no commercially viable use for this area given the location and current demand. Even though CJM is primarily a commercial developer, at this time we feel it is necessary to pursue other options to avoid having this land sitting vacant and unused indefinitely.

Because of this we feel we need to rezone this property for a dense residential use and develop this land in a form that it is well suited for. In addition to satisfying a real demand in the areas is for this type of housing it also allows us to put this property that has sat dormant and unused for over a decade to a productive use. On the positive side, if we are able to increase the density of population immediately surrounding our existing commercial development, it will have the added benefit of helping to create the demand to help also fill in the substantial remaining commercial space available in ours and other surrounding developments.

We hope we are able to get your support on this needed modification of zoning to make this land productive for both us and the community as well as have positive impacts on the continued growth and vibrancy of the area immediately surrounding this parcel.

Warm regards,

A handwritten signature in blue ink, appearing to be 'Adrian', written in a cursive style.

Jul 10, 2021













1 | VICINITY MAP  
1" = 200'-0"

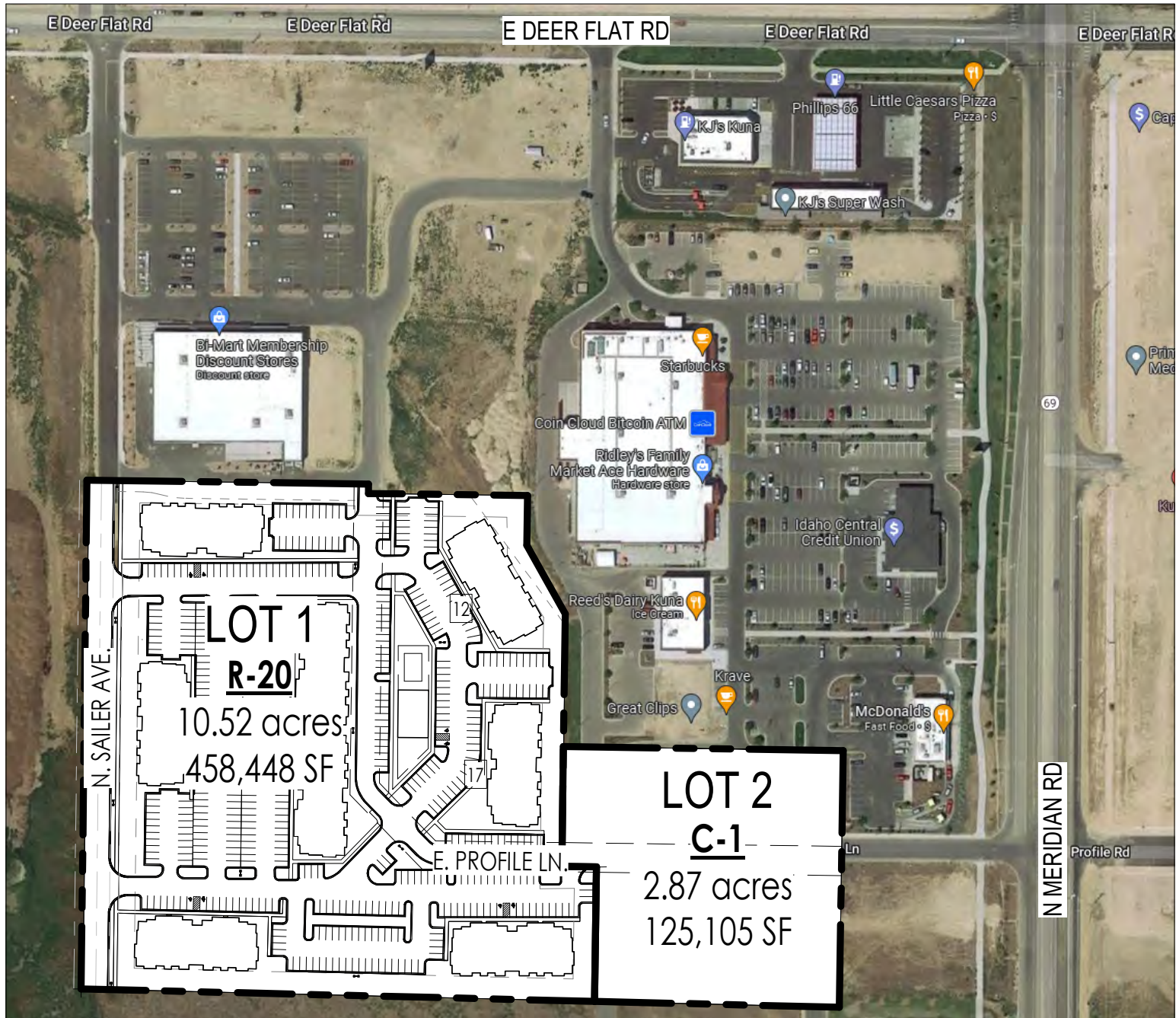


2701 N THANKSGIVING WAY, STE 100  
LEHI, UT 84043  
801.901.0506  
RILEY@JARRETTARCHITECTURE.COM

KUNA APARTMENTS  
MERIDIAN RD AND DEER FLAT RD  
KUNA IDAHO 83634  
VICINITY MAP

SPO





1 | VICINITY MAP  
1" = 200'-0"



2701 N THANKSGIVING WAY, STE 100  
LEHI, UT 84043  
801.901.0506  
RILEY@JARRETTARCHITECTURE.COM

KUNA APARTMENTS  
MERIDIAN RD AND DEER FLAT RD  
KUNA IDAHO 83634  
VICINITY MAP

SPO



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## C-1 Rezone Legal Description

*A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:*

**COMMENCING** at the East 1/4 Corner of Section 24 monumented by a found Aluminum Cap as shown on Corner Record Instrument No. 106079467, thence North 00°46'08" East, 2,649.29 feet to the Northeast Corner of Section 24 monumented by a found Aluminum Cap as shown on Corner Record Instrument No. 2019-015473; thence North 88°45'45" West, 1315.42 feet to the East 1/16<sup>th</sup> Corner; thence along the north-south 1/16<sup>th</sup> line, South 00°39'30" West, 53.50 feet to the southerly right-of-way for E. Deer Flat Road and the westerly right-of-way for N. Sailer Avenue; thence continuing along the 1/16<sup>th</sup> line and the westerly right-of-way, South 00°39'30" West, 1,267.66 to the northeast 1/16<sup>th</sup> Corner; thence along the east-west 1/16<sup>th</sup> line, South 88°36'35" East, 703.23 feet to the northwest corner of the Ensign Subdivision No.1 and the **POINT OF BEGINNING**;

Thence North 00°46'05" East, 184.05 feet;

Thence North 89°13'57" West, 47.35 feet;

Thence North 00°46'05" East, 164.15 feet to the boundary of the existing C-1 Zone;

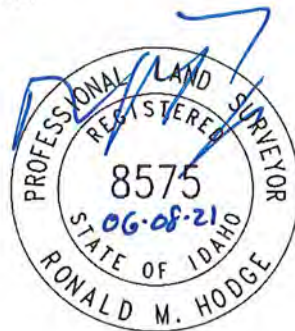
Thence along the boundary of the C-1 Zone, South 89°10'20" East, 382.97 feet;

Thence continuing along the boundary of the C-1 Zone, South 00°49'53" West, 351.45 feet to the boundary of the existing R-6 Zone, the east-west 1/16<sup>th</sup> line, and the northerly boundary of the Ensign Subdivision No.1;

Thence along the east-west 1/16<sup>th</sup> line, and the northerly boundary of the Ensign Subdivision No.1, North 88°36'35" West, 335.26 feet to the **POINT OF BEGINNING**.

Containing 2.872 acres, more or less

Prepared by:  
Ronald M. Hodge, PLS  
Survey Department Manager



RMH:tc



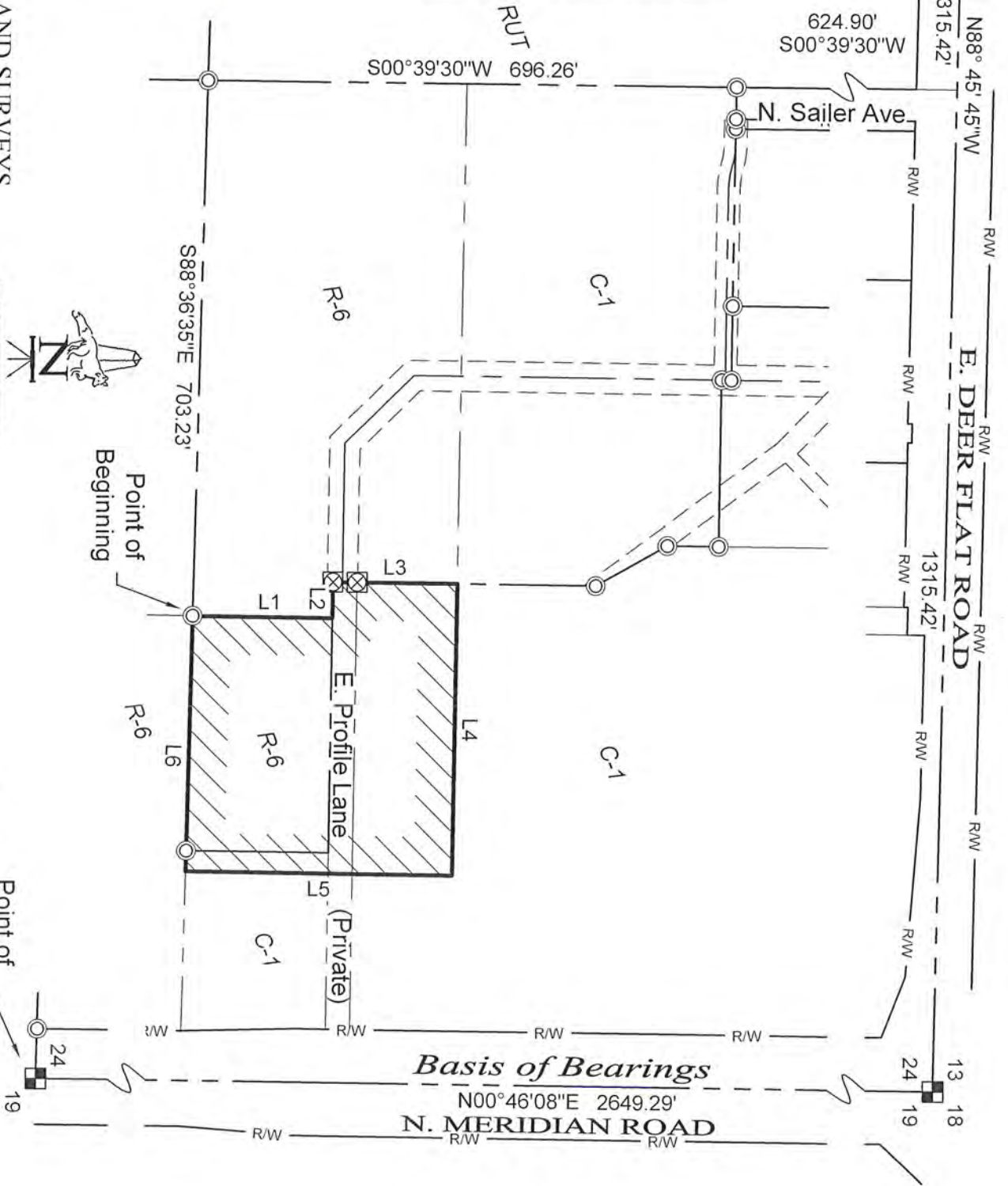
# C-1 REZONE MAP

LINE TABLE		
L	DIRECTION	LEN
L1	N00°46'05"E	184.05'
L2	N89°13'57"W	47.35'
L3	N00°46'05"E	164.15'
L4	S89°10'20"E	382.97'
L5	S00°49'53"W	351.45'
L6	N88°36'35"W	335.26'



FOX LAND SURVEYS

Rezone Survey Map 2.dwg (208) 342-7957  
 NOTE: THIS DRAWING IS A VISUAL REFERENCE ONLY.

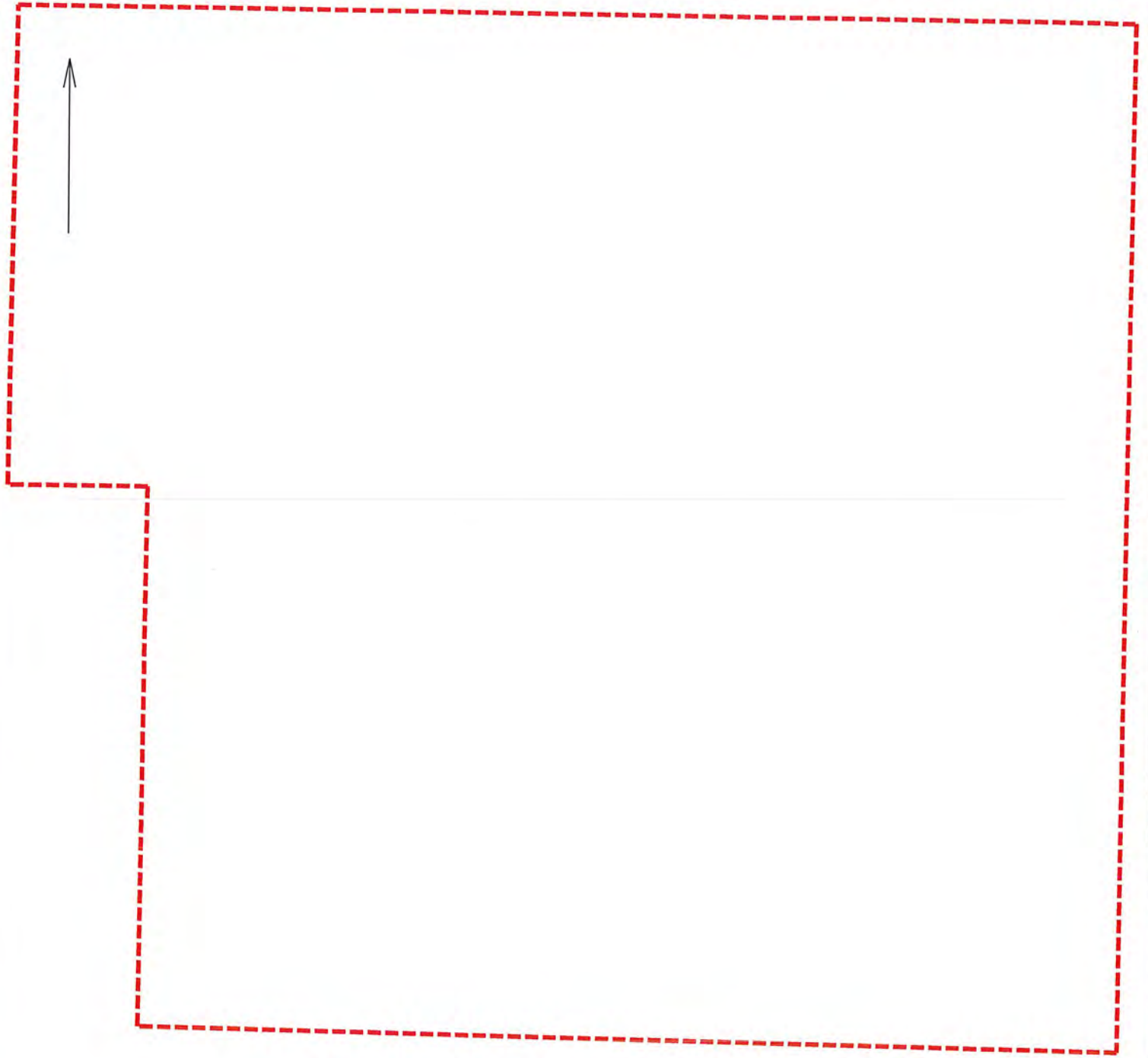


SCALE: 1"=200'

*Basis of Bearings*

N00°46'08"E 2649.29'  
 N. MERIDIAN ROAD





6/8/2021

Scale: 1 inch= 50 feet

File:

Tract 1: 2.8720 Acres (125105 Sq. Feet), Closure: n46.4136e 0.01 ft. (1/117967), Perimeter=1465 ft.

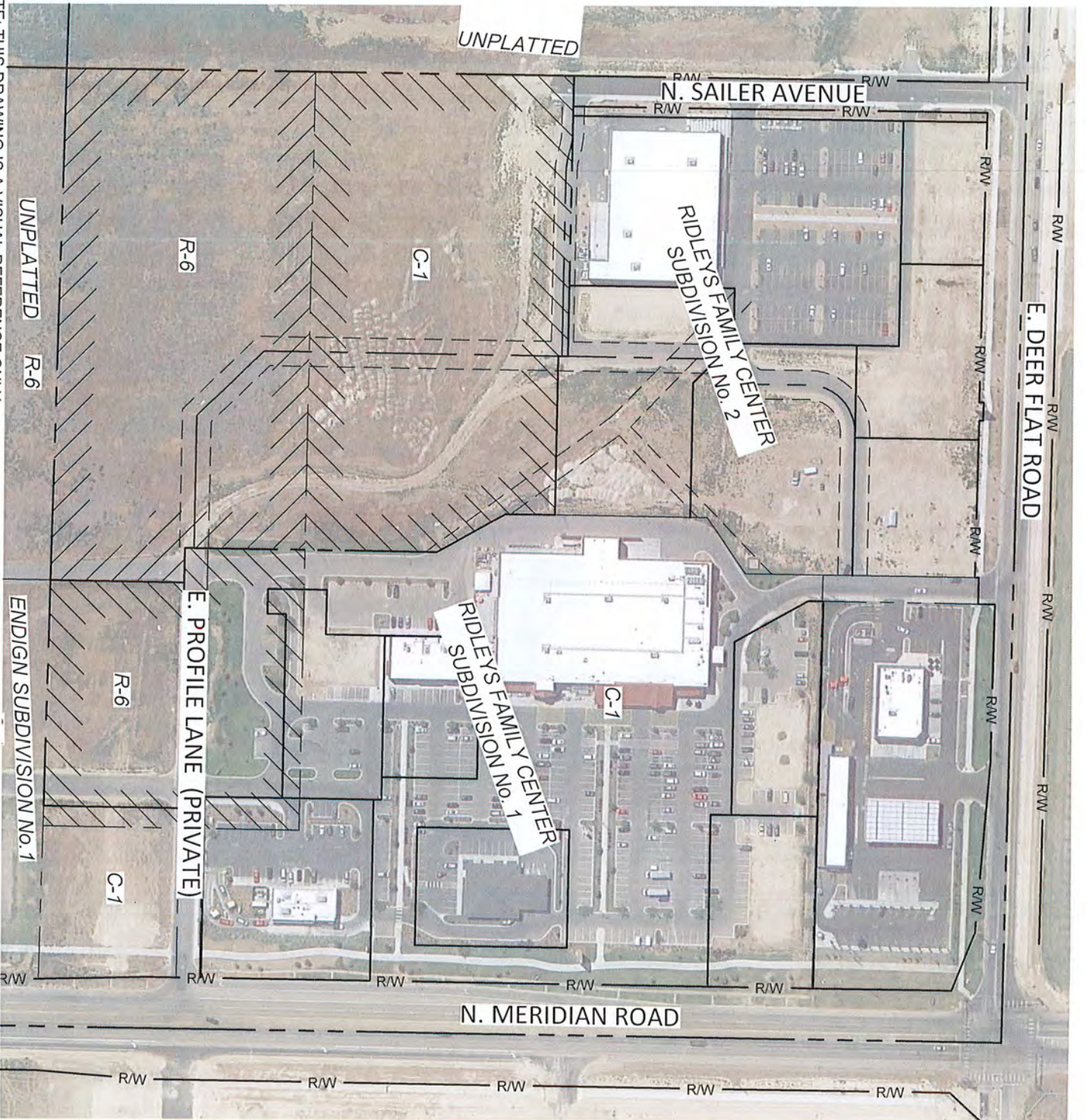
- 01 n00.4605e 184.05
- 02 n89.1357w 47.35
- 03 n00.4605e 164.15
- 04 s89.1020e 382.97
- 05 s00.4953w 351.45
- 06 n88.3635w 335.26



# REZONE VICINITY MAP



0 100 200  
SCALE: 1"=200'



NOTE: THIS DRAWING IS A VISUAL REFERENCE ONLY.

FOX LAND SURVEYS  
(208) 342-7957  
Vicinity Map.dwg





**R-20 Rezone  
Kuna Apartments  
Legal Description**

*A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:*

**COMMENCING** at the East 1/4 Corner of Section 24 monumented by a found Aluminum Cap as shown on Corner Record Instrument No. 106079467, thence North 00°46'08" East, 2,649.29 feet to the Northeast Corner of Section 24 monumented by a found Aluminum Cap as shown on Corner Record Instrument No. 2019-015473; thence North 88°45'45" West, 1315.42 feet to the East 1/16 Corner; thence along the north-south 1/16<sup>th</sup> line, South 00°39'30" West, 53.50 feet to the southerly right-of-way for E. Deer Flat Road and the westerly right-of-way for N. Sailer Avenue; thence continuing along the 1/16<sup>th</sup> line and the westerly right-of-way, South 00°39'30" West, 571.40 to the **POINT OF BEGINNING**;

Thence along the boundary of the existing C-1 Zone, South 89°13'52" East, 385.47 feet;  
Thence South 00°46'02" West, 12.95 feet;  
Thence South 89°13'52" East, 217.87 feet;  
Thence South 00°46'05" West, 67.90 feet;  
Thence South 29°13'55" East, 107.67 feet;  
Thence South 00°46'05" West, 345.74 feet;  
Thence South 89°13'55" East, 47.35 feet;  
Thence South 00°46'05" West, 184.05 feet the northwest corner of the Ensign Subdivision No.1;  
Thence along the east-west 1/16<sup>th</sup> line, North 88°36'35" West, 703.23 feet to the northeast 1/16<sup>th</sup> corner;  
Thence along the north-south 1/16<sup>th</sup> line and the existing RUT Zone, North 00°39'30" East, 696.26 feet to the **POINT OF BEGINNING**.

Containing 10.525 acres, more or less

Prepared by:  
Ronald M. Hodge, PLS  
Survey Department Manager

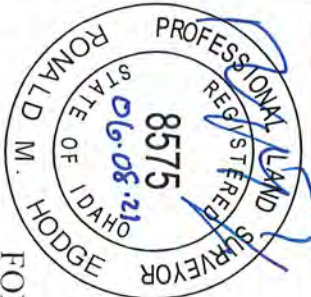


RMH:tc



# R-20 REZONE MAP

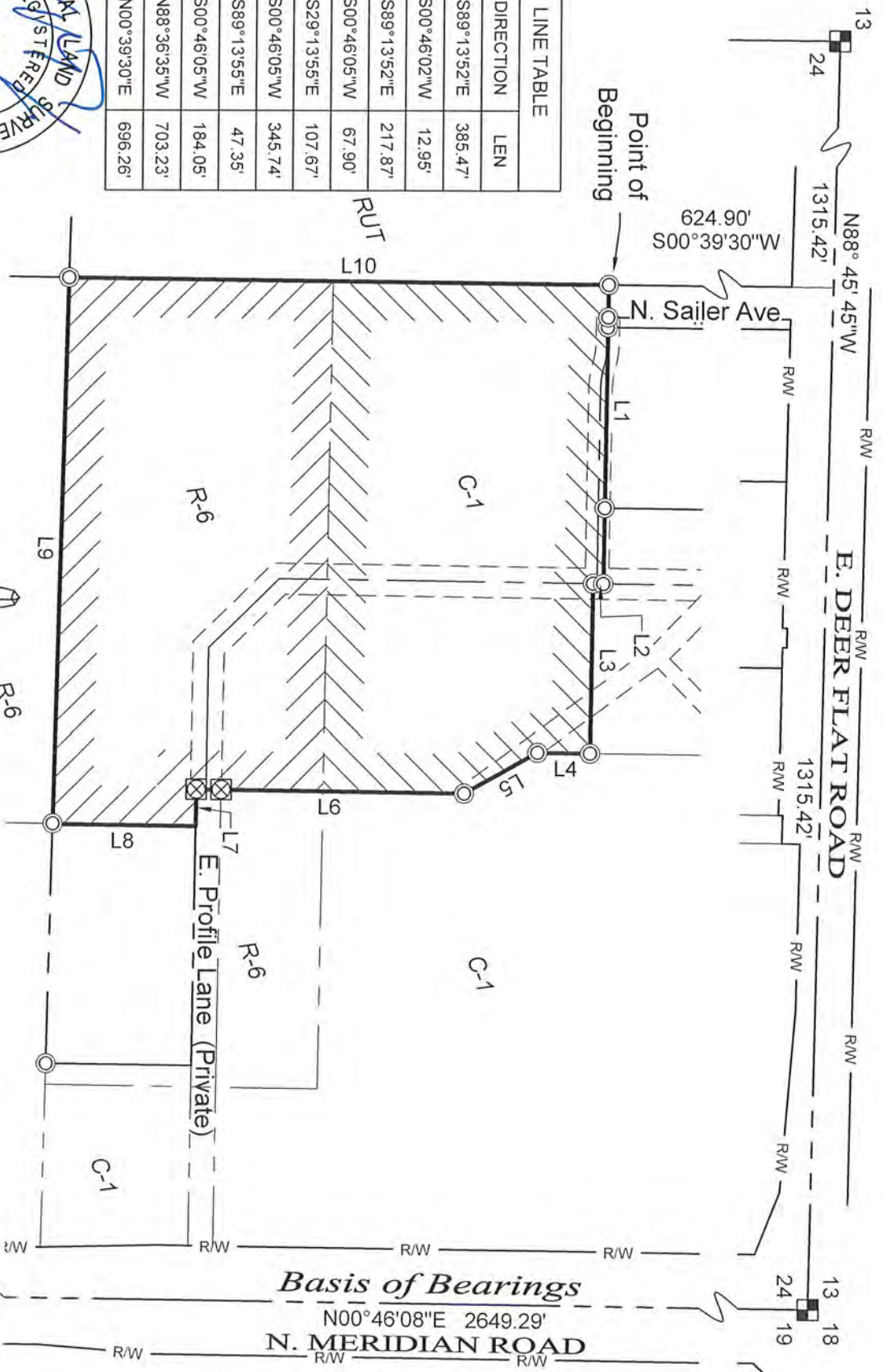
LINE TABLE		
L	DIRECTION	LEN
L1	S89°13'52"E	385.47'
L2	S00°46'02"W	12.95'
L3	S89°13'52"E	217.87'
L4	S00°46'05"W	67.90'
L5	S29°13'55"E	107.67'
L6	S00°46'05"W	345.74'
L7	S89°13'55"E	47.35'
L8	S00°46'05"W	184.05'
L9	N88°36'35"W	703.23'
L10	N00°39'30"E	696.26'



FOX LAND SURVEYS

(208) 342-7957

Rezone Survey Map.dwg  
NOTE: THIS DRAWING IS A VISUAL REFERENCE ONLY.

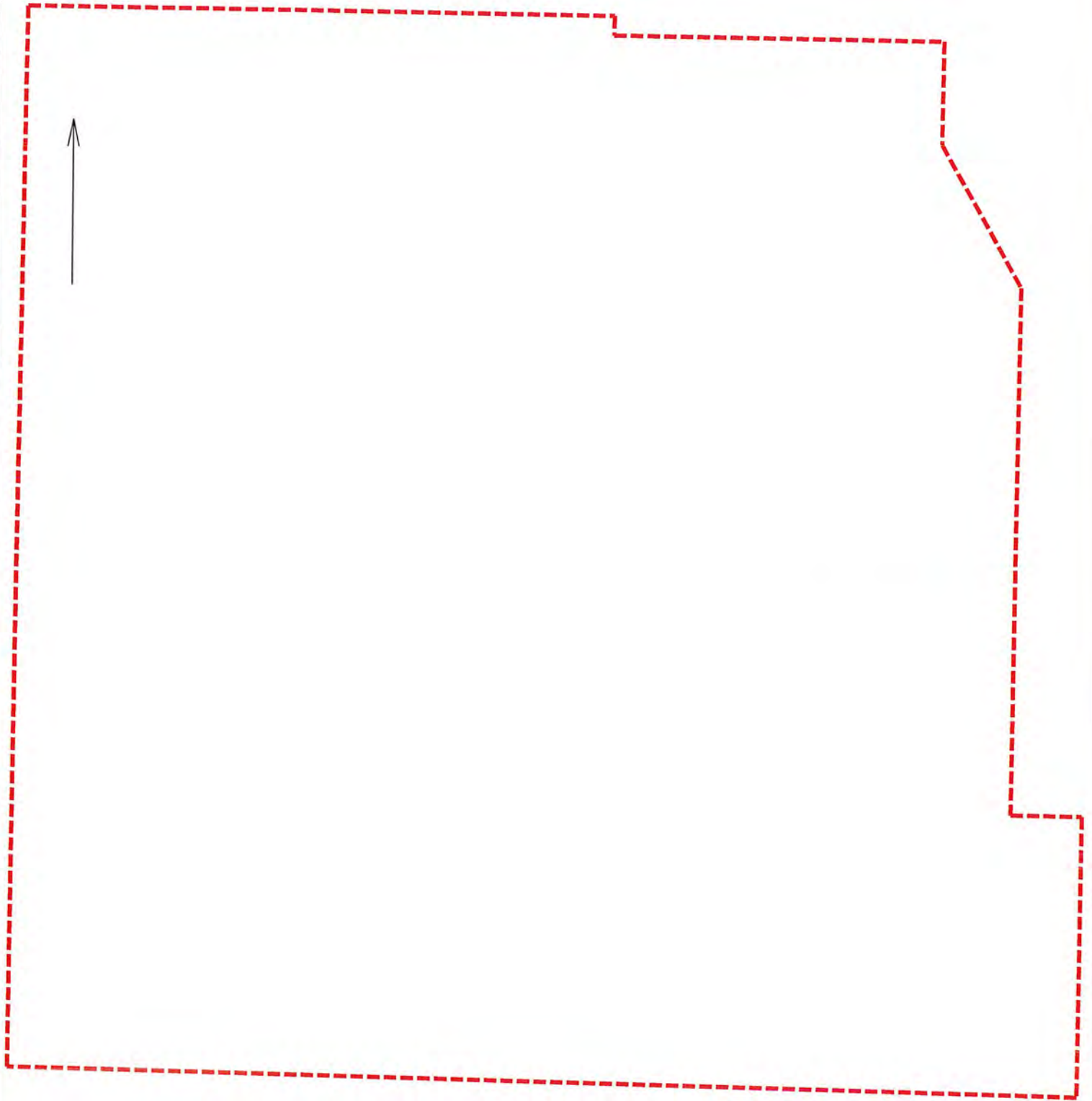


**Basis of Bearings**  
N00°46'08"E 2649.29'  
N. MERIDIAN ROAD



SCALE: 1"=200'





6/8/2021

Scale: 1 inch= 91 feet

File:

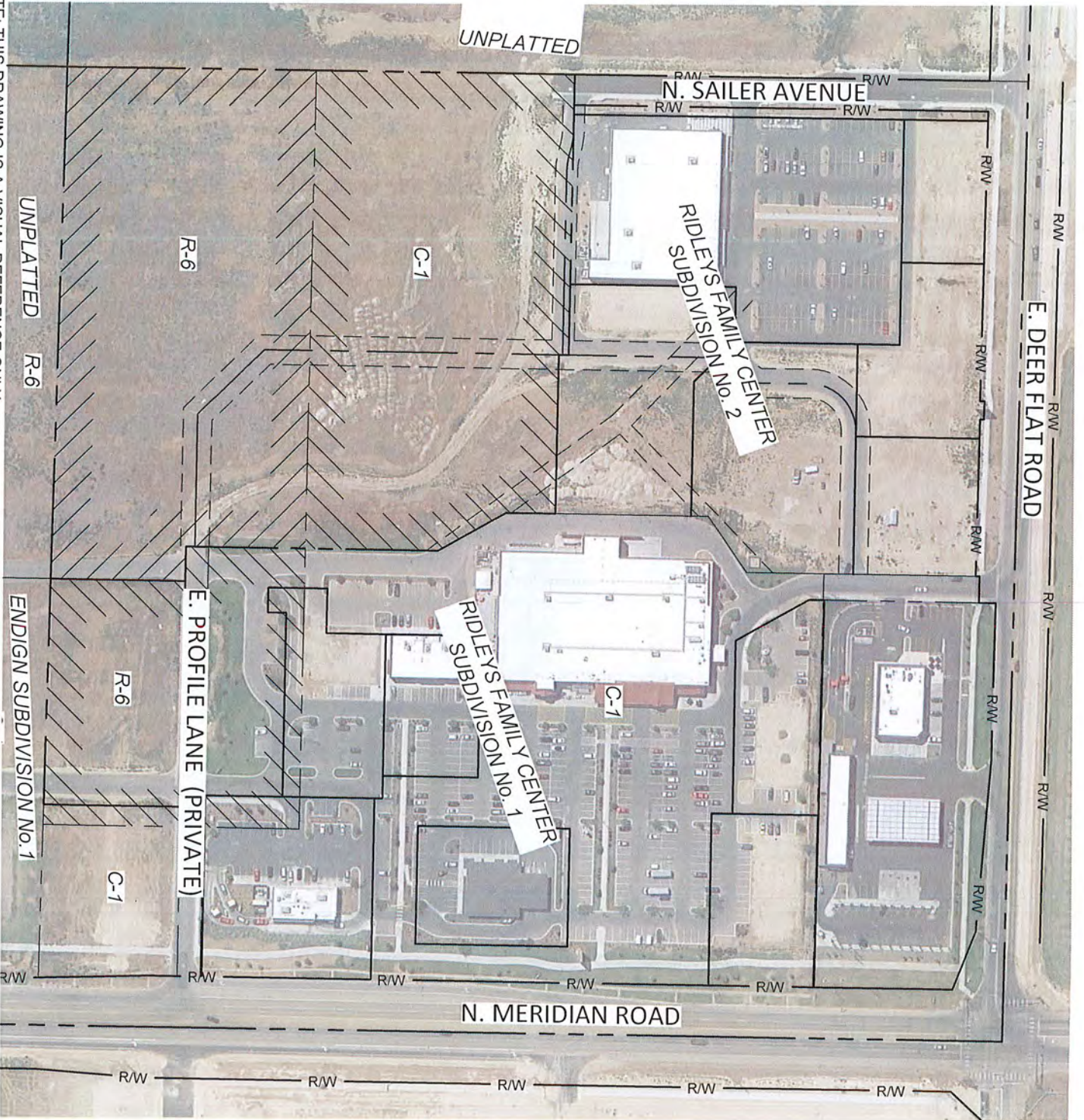
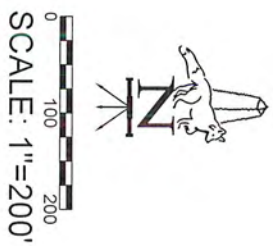
Tract 1: 10.5245 Acres, Closure: n00.0000e 0.00 ft. (1/734893), Perimeter=2768 ft.

01 s89.1352e 385.47  
02 s00.4602w 12.95  
03 s89.1352e 217.87  
04 s00.4605w 67.9  
05 s29.1355e 107.67  
06 s00.4605w 345.74  
07 s89.1355e 47.35

08 s00.4605w 184.05  
09 n88.3635w 703.23  
10 n00.3930e 696.26



# REZONE VICINITY MAP



NOTE: THIS DRAWING IS A VISUAL REFERENCE ONLY.

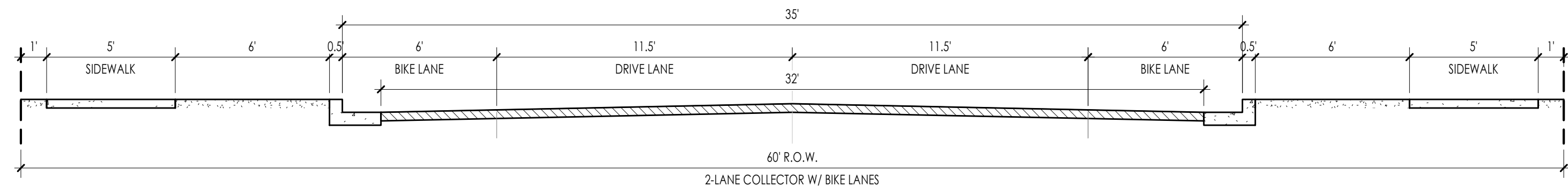
FOX LAND SURVEYS  
(208) 342-7957  
Vicinity Map.dwg



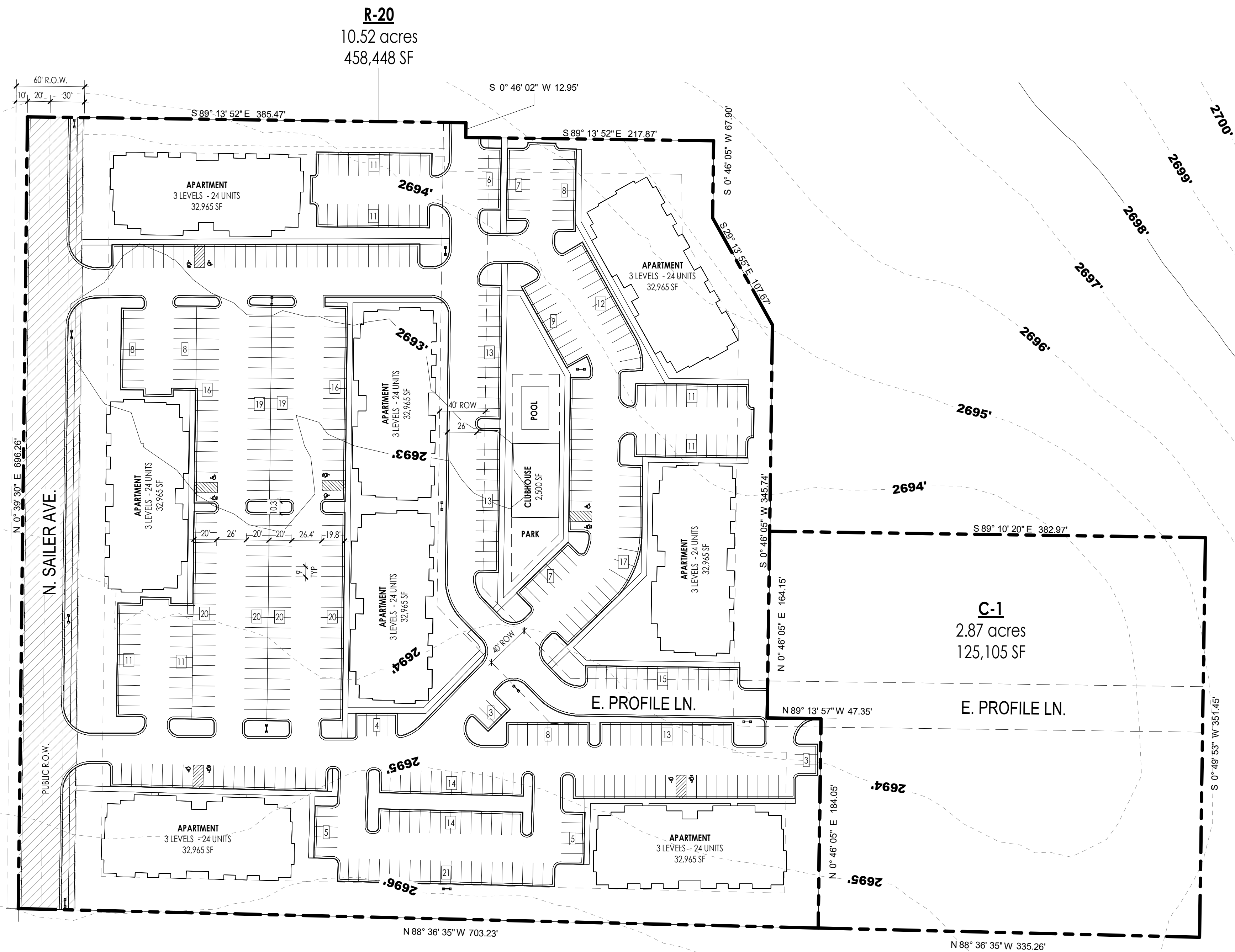
BLDG AREAS					
QTY.	BUILDING NAME	FOOTPRINT	LEVELS	BLDG AREA	UNITS
8	APARTMENT	10,988 SF	3	32,965 SF	192

PARKING RATIO		
STALLS	UNITS	STALLS/UNIT
516	192	2.7



LAND USE AREAS		
BUILDINGS	90,404 SF	19.7%
PUBLIC R.O.W.	34,827 SF	7.6%
LANDSCAPING	150,194 SF	32.8%
PRIVATE DRIVE/PARKING	183,019 SF	39.9%
<b>TOTAL:</b>	<b>458,444 SF</b>	<b>100%</b>



2 2-LANE COLLECTOR W/BIKE LANE  
1/4" = 1'-0"



1 PRELIMINARY PLAT  
1" = 60'-0"

**C-1 Rezone**  
Kuna Apartments  
Legal Description

A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

**COMMENCING** at the East 1/4 Corner of Section 24 monumented by a found Aluminum Cap as shown on Corner Record Instrument No. 106079467, thence North 00°46'08" East, 2,649.29 feet to the Northeast Corner of Section 24 monumented by a found Aluminum Cap as shown on Corner Record Instrument No. 2019-015473, thence North 88°45'45" West, 1,315.42 feet to the East 1/16 Corner; thence along the north-south 1/16" line, South 00°39'30" West, 53.50 feet to the southerly right-of-way for E. Deer Flat Road and the westerly right-of-way for N. Sailer Avenue; thence continuing along the 1/16" line and the westerly right-of-way, South 00°39'30" West, 1,267.66 to the northeast 1/16" Corner; thence along the east-west 1/16" line, South 88°36'35" East, 703.23 feet to the northwest corner of the Ensign Subdivision No.1 and the **POINT OF BEGINNING**;

Thence North 00°46'05" East, 184.05 feet;

Thence North 89°13'57" West, 47.35 feet;

Thence North 00°46'05" East, 164.15 feet to the boundary of the existing C-1 Zone;


Thence along the boundary of the C-1 Zone, South 89°10'20" East, 382.97 feet;

Thence continuing along the boundary of the C-1 Zone, South 00°49'53" West, 351.45 feet to the boundary of the existing R-6 Zone, the east-west 1/16" line, and the northerly boundary of the Ensign Subdivision No.1;



Thence along the east-west 1/16" line, and the northerly boundary of the Ensign Subdivision No.1, North 88°36'35" West, 335.26 feet to the **POINT OF BEGINNING**;

Containing 2.872 acres, more or less

Prepared by:  
Ronald M. Hodge, PLS  
Survey Department Manager



680 S. Progress Ave., Suite #2B • Meridian, Idaho 83642 • Tel: 208-342-7957 • Web: hmh-llc.com  
Equal Opportunity Employer

**R-20 Rezone**  
Kuna Apartments  
Legal Description

A parcel of land situated in the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

**COMMENCING** at the East 1/4 Corner of Section 24 monumented by a found Aluminum Cap as shown on Corner Record Instrument No. 106079467, thence North 00°46'08" East, 2,649.29 feet to the Northeast Corner of Section 24 monumented by a found Aluminum Cap as shown on Corner Record Instrument No. 2019-015473; thence North 88°45'45" West, 1,315.42 feet to the East 1/16 Corner; thence along the north-south 1/16" line, South 00°39'30" West, 53.50 feet to the southerly right-of-way for E. Deer Flat Road and the westerly right-of-way for N. Sailer Avenue; thence continuing along the 1/16" line and the westerly right-of-way, South 00°39'30" West, 571.40 to the **POINT OF BEGINNING**;

Thence along the boundary of the existing C-1 Zone, South 89°13'52" East, 385.47 feet;

Thence South 00°46'02" West, 12.95 feet;

Thence South 89°13'52" East, 217.87 feet;

Thence South 00°46'05" West, 67.90 feet;

Thence South 29°13'55" East, 107.67 feet;

Thence South 00°46'05" West, 345.74 feet;

Thence South 89°13'55" East, 47.35 feet;


Thence South 00°46'05" West, 184.05 feet to the northwest corner of the Ensign Subdivision No.1;

Thence along the east-west 1/16" line, North 88°36'35" West, 703.23 feet to the northeast 1/16" corner;

Thence along the north-south 1/16" line and the existing RUT Zone, North 00°39'30" East, 696.26 feet to the **POINT OF BEGINNING**;

Containing 10.525 acres, more or less

Prepared by:  
Ronald M. Hodge, PLS  
Survey Department Manager

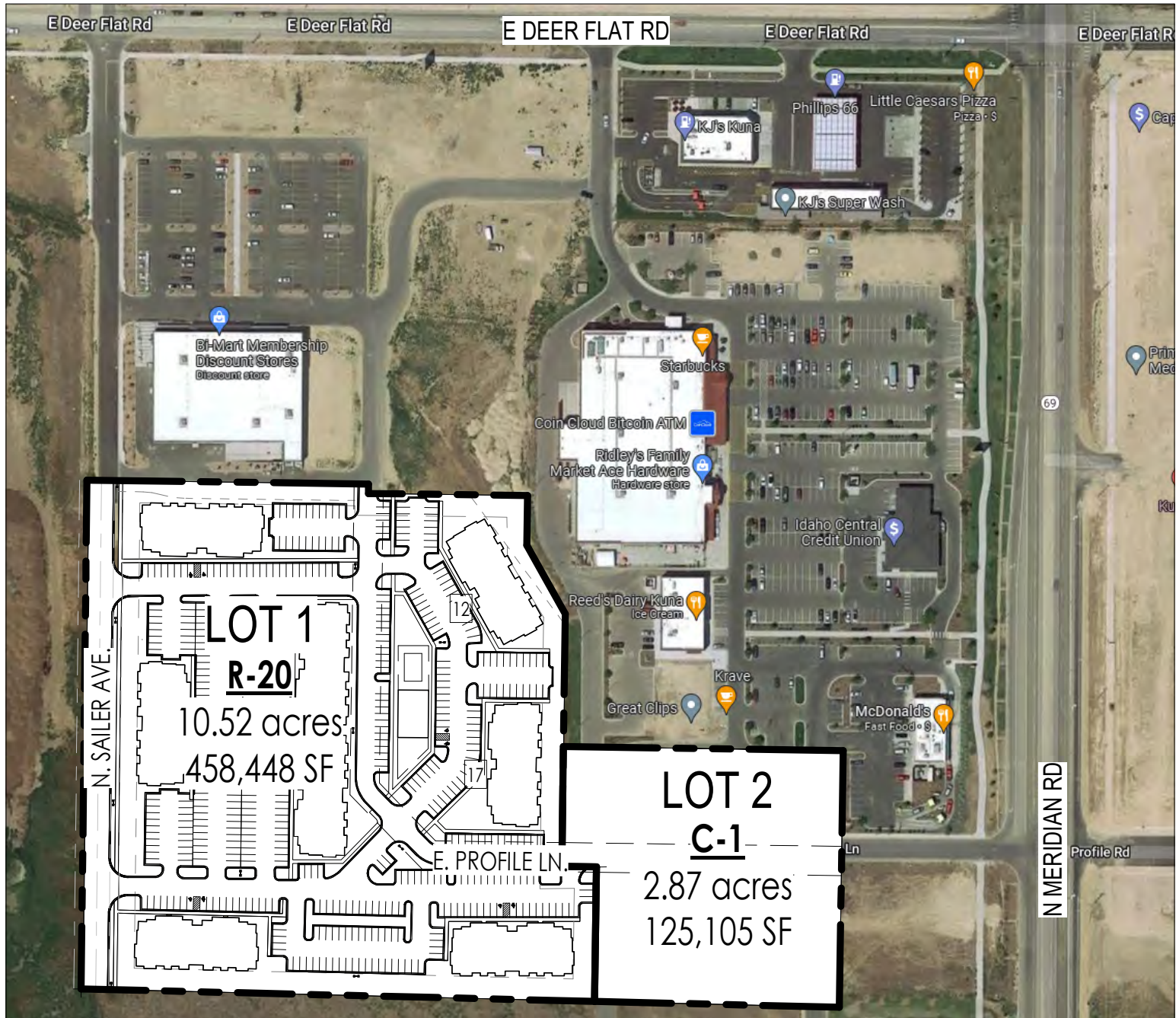


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Equal Opportunity Employer

REVISION DESCRIPTION

**KUNA APARTMENTS**  
**PRELIMINARY PLAT**  
 MERIDIAN RD AND DEER FLAT RD  
 KUNA IDAHO 83634





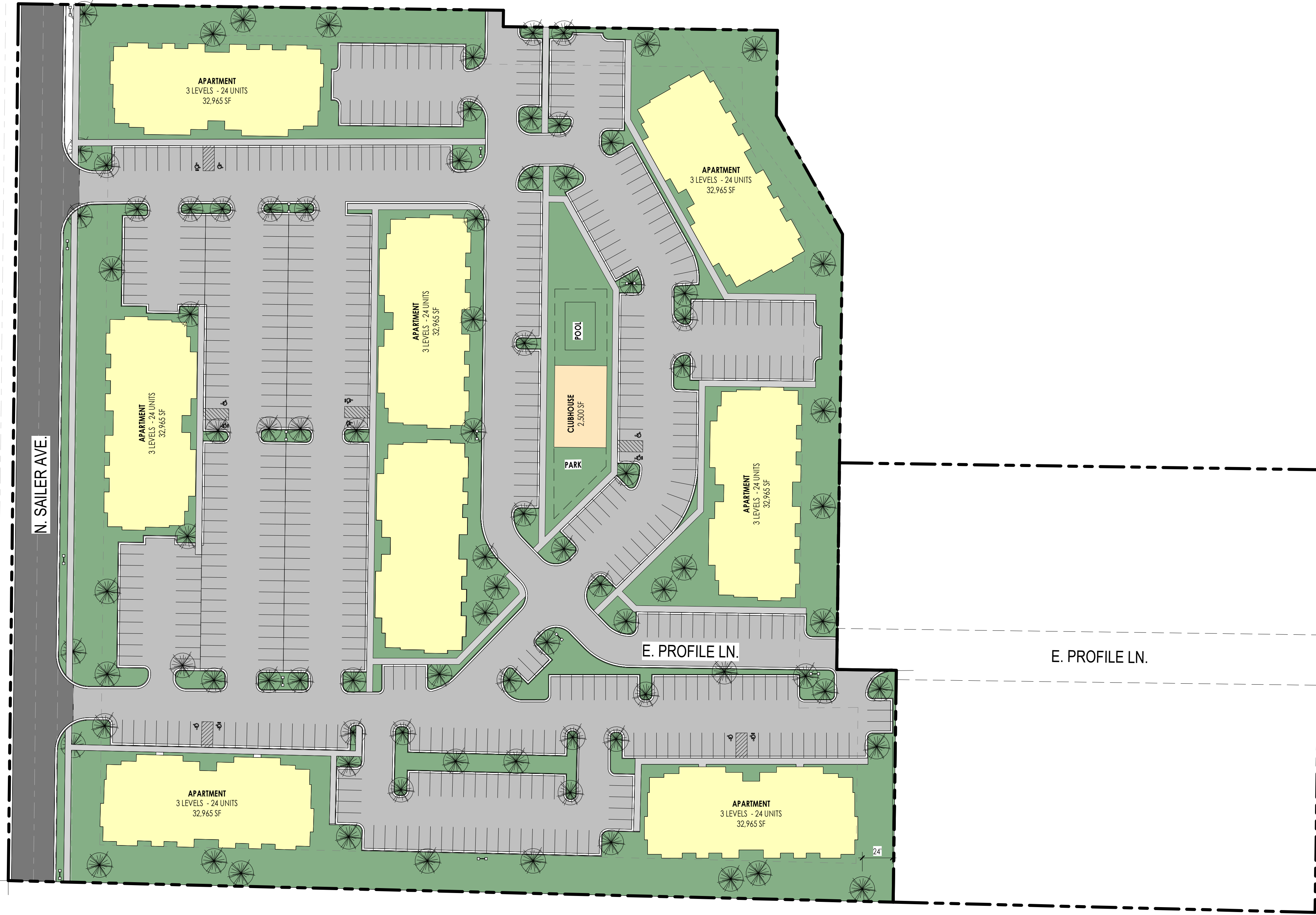
1 VICINITY MAP  
1" = 200'-0"



2701 N THANKSGIVING WAY, STE 100  
LEHI, UT 84043  
801.901.0506  
RILEY@JARRETTARCHITECTURE.COM

KUNA APARTMENTS  
MERIDIAN RD AND DEER FLAT RD  
KUNA IDAHO 83634  
VICINITY MAP

SPO



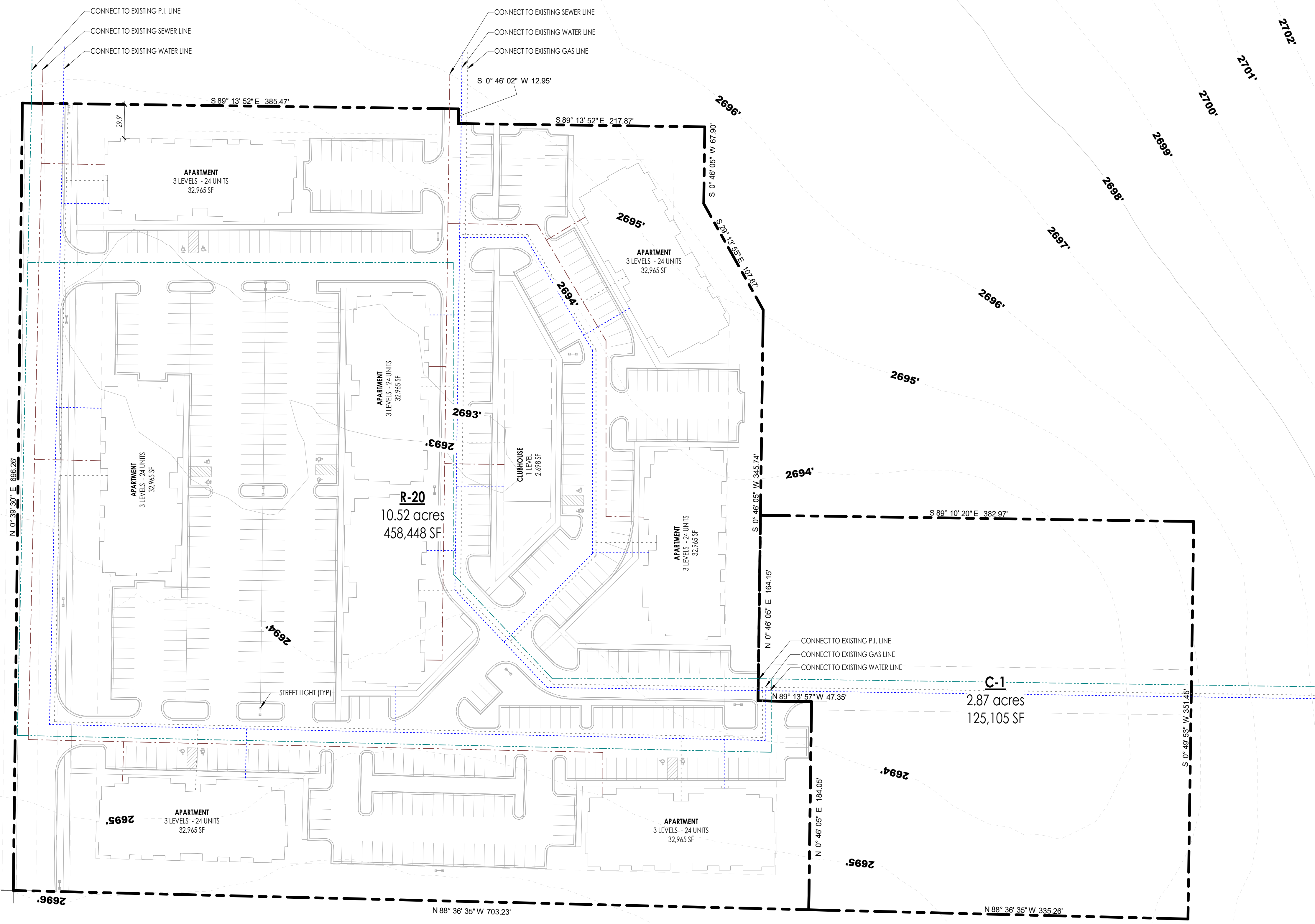
#	REVISION DESCRIPTION	DATE

**KUNA APARTMENTS**  
**OVERALL LANDSCAPE PLAN**  
MERIDIAN RD AND DEER FLAT RD  
KUNA IDAHO 83634

Autodesk Docs/Kuna Apartments/Kuna Apartments - 192 Units.rvt

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REVISION DESCRIPTION

#

DATE

**KUNA APARTMENTS**  
**SITE UTILITY AND GRADING**  
MERIDIAN RD AND DEER FLAT RD  
KUNA IDAHO 83634

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